



The Cottage, The Street, Plaxtol, Sevenoaks, Kent TN15 0QQ  
Guide: £1,125,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Charming Double Fronted Character Home
- \*Sought After Village Location \*Walkable to Plaxtol Primary School
- \*Four Reception Rooms \*Four Double Bedrooms
- \*Beautifully Presented Throughout \*Period Features
- \*Striking Kitchen/Dining Family Room Extension
- \*Study, Utility & Cloakroom
- \*Attractively Landscaped South Facing Rear Garden

#### Description

This charming double fronted extended character village home is situated within the heart of this sought after and picturesque village. The property boasts beautifully proportioned rooms, boasting four double bedrooms and four reception rooms, combining period features with a stylish, contemporary décor throughout.

#### Accommodation

- This delightful property is located on The Street with steps leading to the canopied character front door with coloured leaded light inlay leading into the reception hallway having attractive staircase leading to the first floor, smart column radiator.
- On either side of the hallway you will find the two spacious main reception rooms, both enjoying deep square bay windows with aspect to front, picture rails, feature fireplaces and wood burning stoves with fitted storage to recesses.
- Striking kitchen/dining/family room extension, a highly versatile family space forming the hub of the home. The kitchen is fitted with a comprehensive range of cream shaker style wall mounted cabinets and base units with contrasting island unit, woodblock worktops, metro tiled splashbacks, travertine flooring and LED downlights. Neff eye level oven, induction hob, integrated Bosch dishwasher and space for American style fridge freezer with additional storage above.
- The dual aspect family/dining room area enjoys a lovely aspect over the garden with modern glazing and French doors providing access to the terrace and oak flooring.
- Off the kitchen there is a study enjoying a square bay window overlooking the garden, bank of fitted storage units and door to an adjoining utility/cloakroom having space for washing machine and tumble dryer, Worcester oil fired boiler, toilet and hand basin.
- To the first floor the attractive split level galleried landing has a reading area with fitted bookshelves and window to front. Access to loft via hatch with drop down ladder and light.
- Principal dual aspect bedroom suite with vaulted ceiling, beams and aspect to rear, comprising a dressing room with fitted wardrobes and drawers and striking contemporary ensuite fitted with a white suite comprising twin vanity basins, bath and separate shower cubicle with metro tiled splashbacks. Wood effect tiled flooring having underfloor heating.
- Second bedroom with bay window to rear overlooking the garden, attractive panelled and painted feature wall. Two further double bedrooms both with aspect to the front, one having fitted bedroom furniture and a family bathroom, complete the first floor accommodation.





- Landscaped level rear garden mainly laid to lawn enjoying a southerly aspect, stone terrace ideal for al fresco dining, a pathway runs down one side of the garden with deep planted shrub/flower borders offering a variety of interest. Steps and a wooden gate provide access to the village, parking area and primary school. Garden shed with power and children's play area to far rear. Hot and cold external water taps, screened oil tank and gate providing access via alleyway to the front.
- Services & Points of Note: Mains water, electric and drainage. Oil fired central heating.
- Council Tax Band: G – Tonbridge & Malling.
- EPC: D

#### Situation

The property is situated on The Street in Plaxtol with the front elevations being within a conservation area with the village being situated within the Kent Downs Area of Outstanding Natural Beauty. Plaxtol offers a country pub, church, village store, post office, cricket pitch with playground and primary school, surrounded by beautiful countryside and historic places of interest. Rail stations at Borough Green (4 miles) serving London Victoria and Sevenoaks (7 miles). serving Charing Cross, via London Bridge and Waterloo East. The M20 motorway can be accessed at Wrotham Heath, linking to the Channel Tunnel, the M25, Gatwick and Heathrow airports. Comprehensive range of shopping, educational and recreational facilities can be found in Tonbridge, Sevenoaks and Bluewater. Nearby primary schools include Shipbourne and Ightham with secondary schools, Weald of Kent Grammar, Knole Academy and Trinity Schools in Sevenoaks. Grammar schools in Tonbridge and Tunbridge Wells with annexes in Sevenoaks and private schools including Walthamstow Hall, The Granville, Sackville, Solefields, New Beacon Prep Schools. Sackville, The Schools at Somerhill, Hilden Oaks and Hilden Grange. Leisure facilities in the area includes tennis and football clubs, Reynolds Country Club & Fitness Spa in Borough Green. Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Football, rugby, hockey and cricket in the Vine area of Sevenoaks.

Viewing Strictly By Appointment

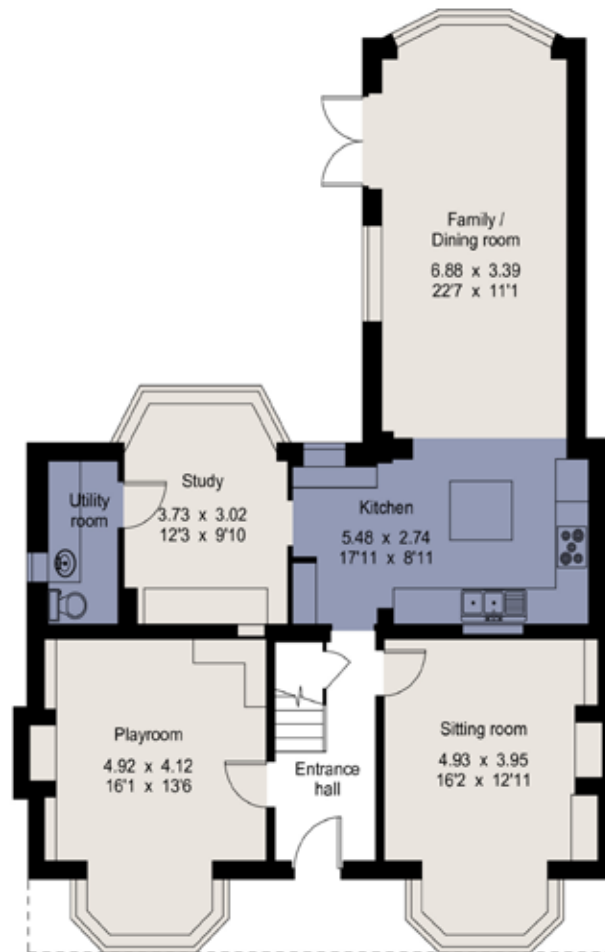
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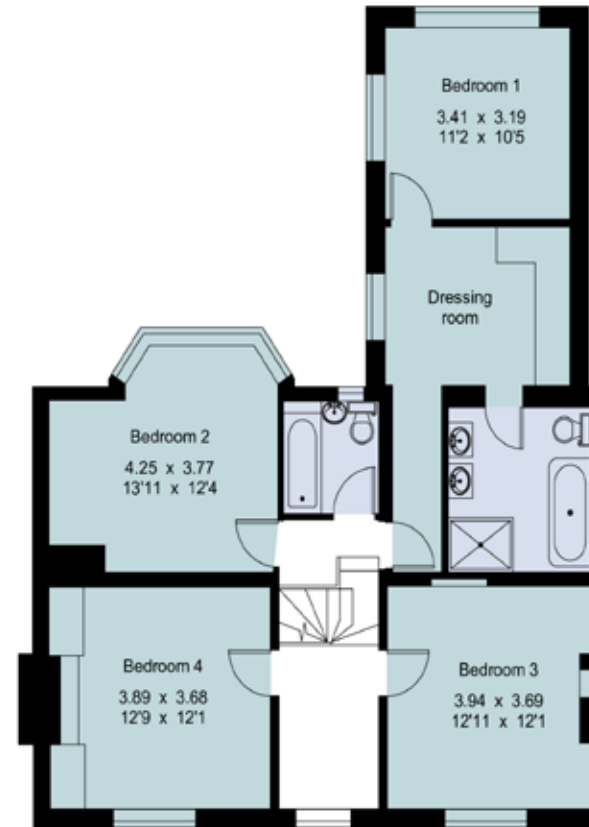


## The Cottage, Plaxtol

Gross internal area (approx) 192.5 sq m / 2072 sq ft



Ground floor



First floor

For identification only - Not to scale  
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